

QUALIFICATIONS OF THE APPRAISER

DANA RICHARDSON

EDUCATION

College

- 1986-1987, Oklahoma State University - Okmulgee, OK
- 1987-1989, State Technical Institute of Memphis, Memphis, TN

Professional Courses/Seminars

- Course 410: National USPAP (2004)
- Real Estate Appraisal Principles
- Real Estate Principles
- Real Estate Law
- Residential and Light Commercial Construction Process
- Estimating Construction Costs
- Principles Of Income Capitalization (I and II)
- Real Estate Appraisal Applications
- Uniform Standards of Professional Appraisal Practice ('00, '02, '03)
- Fair Housing
- Environmental Issues
- Red Flags Property Inspection
- Risk Management
- Real Estate Fraud and the Appraiser's Role
- Current Issues in Appraising
- Appraising the Oddball: Nonconforming & Difficult Properties
- 2-4 Family Appraisal Process

EMPLOYMENT

- 2/96 to Present: Staff Appraiser of C & I Appraisal Services, Inc.; Perform appraisals on multiple types of commercial and industrial properties;
- 2/96 to Present: Affiliate Broker for C & I Realty, Inc.; residential real estate sales
- 2/96 to 12/01: Operations Manager of Hospitality Appraisal Services, LLC; Manage appraisal process and perform appraisals in Hotel/Motel valuation in the continental U.S.
- 2/90 to 2/96: Engaged as a staff appraiser with Appraisal Associates, Inc., Residential property manager for Morris Property Management, Affiliate Broker for Crye-Leike Realtors, Inc.

901.753.6977 ext. 104
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LICENSES & AFFILIATIONS

- State Certified General Real Estate Appraiser - TN - 4/98 - #CG-1434
- State Certified Residential Real Estate Appraiser - TN - 4/96 - #CR-1434
- Affiliate Broker State of Tennessee – since 1995

EXPERIENCE

Performed various assignments on many types of land uses and existing and proposed commercial, office and industrial buildings, in the Memphis and surrounding areas.

Performed market and feasibility studies and various other reports on different types of hotel/motel properties, both existing and proposed, in the continental U.S.

CITIES AND REGIONS SERVED

Tennessee - Memphis, Bartlett, Collierville, Germantown, Cordova, Millington, Covington, Brighton, Arlington, Lakeland, and unincorporated areas of Shelby, Tipton, and Fayette counties.

Mississippi - Southaven, Olive Branch, Oxford, Horn Lake, Hernando, Walls, and unincorporated areas of DeSoto and Marshall counties.

Arkansas - West Memphis, Marion, and unincorporated areas of Crittenden County.

Continental United States for Hotel/motel properties

PROPERTY TYPES APPRAISED

<i>INDUSTRIAL</i>	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>	<i>SPECIAL USE</i>
<i>Warehouse</i>	<i>Office</i>	<i>Vacant Land</i>	<i>Hotel</i>
<i>Distribution</i>	<i>Free Standing</i>	<i>Subdivisions</i>	<i>Motel</i>
<i>Manufacturing</i>	<i>Vacant Land</i>	<i>Single-family</i>	<i>Conference Center</i>
<i>Vacant Land</i>	<i>Retail</i>	<i>2-4 Family</i>	

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